



748 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2AE

NO CHAIN: Lovely "period style" END COTTAGE offering good sized living accommodation. Originally 2 houses, the property has 2 DOUBLE BEDROOMS along with GOOD PARKING/DRIVEWAY. Situated in the heart of Birkenshaw Village, the property offers a wealth of charm and character. NOT TO BE MISSED.

The accommodation comprises: Porch, Lounge, Kitchen, 2 bedrooms & Bathroom.

Asking Price £180,000

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ENTRANCE PORCH

LOUNGE 18'3" (5.56) x 11'6" (3.5) (into alcove)

Good sized lounge with a feature fireplace and open fire. Beamed ceiling. French doors leading to the garden.

KITCHEN DINER 17'8" (5.38) x 12'2" (3.7) into alcove

'Farm House' style kitchen with feature open stone wall. Log burner in chimney breast. Access to cellar.

LANDING

BEDROOM 1 12'2" (3.7) x 11'5" (3.48) into alcove

Double bedroom with beamed ceiling

BEDROOM 2 11'8" x 11'3" (3.56m x 3.43m)

Double bedroom

BATHROOM 'Period Style' bathroom suite with a roll top bath. Tiled walls and flooring.

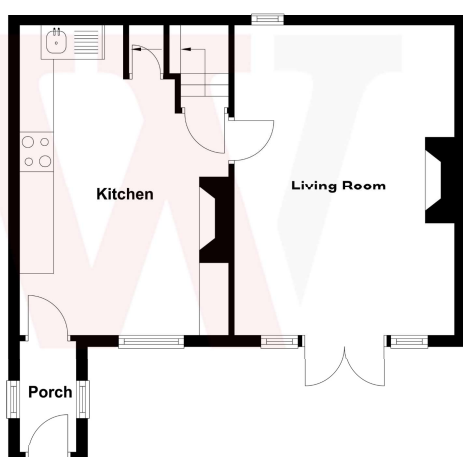
OUTSIDE Lovely low maintenance garden. (Right of access). Driveway to the side with additional parking space at the back.

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

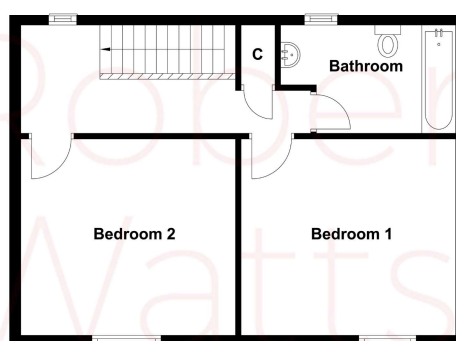
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		